

PLAN AND ZONING COMMISSION MEETING

PZ_AF_12-17-2018

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:31 p.m. on Monday, December 17, 2018, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Costa, Drake, Erickson, Hatfield, Southworth.....Present
Crowley.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of December 3, 2018

Chairperson Erickson asked for any comments or modifications to the December 3, 2018 minutes.

Moved by Commissioner Drake, seconded by Commissioner Hatfield, the Plan and Zoning Commission approved the December 3, 2018 meeting minutes.

Vote: Andersen, Costa, Drake, Erickson, Hatfield, Southworth.....Yes
Crowley.....Absent

Motion carried.

Item 2 – Public Hearings

2a – Wirtz PUD, 815 S. 51st Street – Amend the Comprehensive Plan Land Use Map and the Wirtz Planned Unit Development for PUD Parcel C to Change the Land Use Designation and Zoning of property from Office to Support Commercial and Amend Signage Regulations– Steak N Shake Iowa LLC - CPA-004148-2018/ZC-004152-2018

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on December 7, 2018.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Andersen, seconded by Commissioner Drake, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Costa, Drake, Erickson, Hatfield, Southworth.....Yes
Crowley.....Absent

Motion carried.

Josh Trygstad, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, stated he was present on behalf of Steak N Shake requesting amendment of the Comprehensive Plan Land Use map and the Wirtz Planned Unit Development (PUD) to designate more Support Commercial uses in PUD Parcel C. When presented to the Development and Planning City Council Subcommittee, they had expressed support of the amendment. He noted there is a sign request for additional building signage and an interstate sign for Lots 1 and 2 Wirtz Commercial Park Plat 5. He concluded that they were in agreement with staff recommendations.

PLAN AND ZONING COMMISSION MEETING

Chairman Erickson commented requested clarification regarding the square footage in the conditions. Mr. Trygstad stated that previously they had requested 2 square foot of linear feet for signage but now agreed with the City recommendations of 1 square foot per linear foot of signage.

Kara Tragesser, Development Services Planner, stated she had nothing to add.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission adopted a resolution recommending the City Council approve an amendment to the comp plan land use map.

Vote: Andersen, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Moved by Commissioner Drake, seconded by Commissioner Costa, the Plan and Zoning Commission adopted a resolution recommending the City Council approve amending the PUD.

Vote: Andersen, Costa, Drake, Erickson, Hatfield, Southworth.....Yes
Crowley.....Absent
Motion carried.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

4a – Mercy Clinic, 1535 and 1525 Grand Avenue – Site Plan approval of a medical clinic – Downing Construction – SP-004000-2018

Monte Appelgate, Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, noted that a phased site plan for footings and foundations had been reviewed by the City previously. Now, he was presenting the full site plan and building elevations to the Commission for a recommendation for approval. Mr. Appelgate indicated that the site would include two separate parking lots, bringing utilities from existing adjacent City facilities, and providing stormwater detention on both the east and west sides of the site, working with City for detention and release into the City's stormwater system. He noted the landscaping buffer between the clinic and residents to the north of the site, including a 6' cedar fence with the nice side facing north, and planting of 20 trees in the buffer zone providing a canopy over the fence, with remaining landscaping according to City code requirements.

Kara Tragesser, Development Services Planner, provided a landscape plan with the trees noted, and a 6' fence. She also explained drawings of building elevations. She informed that the PUD was written specifically for a medical clinic, which would be limited to two stories in height. Elevation drawings provided by the applicant show a one story building with projections above it. Ms. Tragesser pointed out each side of the building and noted which direction it would face. Chairman Erickson commented that the applicant did a good job addressing neighbor concerns regarding height, landscaping buffer, and scale to residential area.

Commissioner Drake questioned Ms. Tragesser regarding the traffic study results. Planner Tragesser summarized the results stating that an office building generates more traffic than the two homes, which

PLAN AND ZONING COMMISSION MEETING

were located on the lot previously. She acknowledged that traffic is a challenge in the adjacent area with Stillwater Junior High and Sacred Heart School.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Costa, seconded by Commissioner Southworth, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the site plan subject to the applicant meeting all City Code requirements and the following:

1. An acquisition plat is approved and deed in favor of the City of West Des Moines is provided prior to obtaining building permits.
2. Submittal of an executed Storm Water Facility Maintenance Agreement prior to obtaining building permits.
3. Submittal of an executed Street Light Agreement prior to obtaining building permits.
4. Submittal of an executed Lot Tie agreement prior to obtaining building permits.

Vote: Andersen, Costa, Drake, Erickson, Hatfield, Southworth.....Yes
Crowley.....Absent
Motion carried.

Item 5 – Staff Reports

a. Revised 2019 Meeting Schedule – The commission will be meeting on the 2nd and 4th Mondays of each month to correspond with City Council's new schedule for 2019.

Item 6 - Adjournment

Chairperson Erickson adjourned the meeting at 5:42 p.m.

Craig Erickson, Chairperson

Jennifer Canaday, Recording Secretary